

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

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ZBA 2007-19
Petition of St. Andrew's Church
7 Denton Road

Petition of ST. ANDREWS CHURCH requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 (a) and Section XXV of the Zoning Bylaw to allow the premises at 7 DENTON ROAD, in a Single Residence District, to continue to be used as a two-family dwelling, which is a use not allowed by right in a Single Residence District.

On March 19, 2007 the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Henry Thayer, who said that he had been a resident of Wellesley for 25 years. He said that present with him was a clerk from St. Andrew's Church (the "Petitioner").

Mr. Thayer said that the Petitioner is requesting renewal of a Special Permit that was originally granted in 1984. He said that 7 Denton Road is shown on the plot plan that was submitted.

Mr. Thayer said that the property is currently occupied by two divinity students on one floor and two Brandeis graduate students on another floor. He said that there have been no complaints from the neighbors.

Mr. Thayer said that the Petitioner is hoping to fill an upcoming opening with space for a third clergy person.

There was no person present at the hearing who wished to comment on the petition.

Statement of Facts

The subject property is located at 7 Denton Road, in a Single Residence District, on a parcel of land owned by and including St. Andrew's Church at 79 Denton Road. The subject dwelling is located 10 feet from the Parish House of the Church.

The house, constructed prior to 1900, was purchased by the Church in 1947, and used to house clergy or rented as a single-family dwelling. In 1984, a Special Permit was granted for the use of the house as a two-family dwelling, and has been renewed annually or biennially since that date.

The petitioner is requesting renewal of the Special Permit pursuant to Section II A 8 (a) of the Zoning Bylaw to continue to use the premises as a two-family dwelling.

On March 27, 2007, the Planning Board reviewed the petition and recommended renewal on the same terms and conditions as are currently in effect.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. St. Andrew's Church is requesting renewal of a Special Permit to allow the dwelling at 7 Denton Road, on property owned by the Church, to continue to be used as a two-family dwelling, a use not allowed by right in a Single Residence District.

It is the opinion of this Authority that use of the subject dwelling as a two-family residence will not disturb or disrupt the customary character of the neighborhood.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, to allow the premises at 7 Denton Road to continue to be used as a two-family dwelling, subject to the following conditions:

1. All parking related to the premises shall be on the premises, and no vehicles related to the premises shall be parked on Denton Road.
2. This Special Permit shall expire two years from the date of this decision.

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APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.

Richard L. Seegel, Chairman

Cynthia S. Hibbard

David G. Sheffield

cc: Planning Board
Inspector of Buildings
lrm